BILL GARRETT, Davidson County
Trans:T20160012507 DEEDWARR
Recvd: 02/16/16 11:57 2 pgs
Fees:13.00 Taxes:640.10
20160216-0014338

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $173,000.00.

Affiant

Subscribed and sworn to before me, this 12th day of February, 2016.

Notary Public

My commission expires: 7.3.2017

Julie Hamilton State of Tennessee Notary Public Davidson County

(Notary Stamp)

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
SolomonParks Title & Escrow, LLC
4025 Hillsboro Pike, Suite 601, Nashville, TN 37215

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Johnna M. Gulluscio and Lori A. Gulluscio, and John Gulluscio	Same as New Owner	149-02-0-B-127.00CO
1013 Aldersgate Road		
Antioch, TN 37013		

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I,

Bruce John Turner and wife, Laura Pergande Turner

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

Johnna M Gulluscio, an unmarried woman and
Lori A Gulluscio and John Gulluscio, wife and husband

(hereinafter called the "Grantee"), his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 165 on the Final P.U.D. Plan of Phase II, Piccadilly Square, of record in Plat Book 6250, Pages 92 through 94, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Bruce John Turner and wife, Laura Pergande Turner by Warranty Deed from Marty R. Clancy and wife, Janice R. Clancy, of record in Instrument No. 20111024-0082590, Register's Office for Davidson County, Tennessee, dated October 20, 2011 and recorded on October 24, 2011.

This is ☒ improved property known as **1013 Aldersgate Road, Antioch, TN 37013.**

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantee.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 12th day of February, 2016.

Bruce John Turner

Laura Pergande Turner

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Bruce John Turner and Laura Pergande Turner, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained, and who swore to the statements made above and subscribed their names above.

Witness my hand and official seal this 12th day of February, 2016.

Notary Public
My Commission Expires: 8.21.17

MITCHELL A. WATTS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

SolomonParks File No. 316009

Return to:
MAGNOLIA
TITLE & ESCROW

1104 Fatherland Street
NASHVILLE, TN 37206

SP 11/2015